

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

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Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
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Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
Public Hearing
United Solutions
198 Summer Street
February 22, 2010

Meeting Posted: Yes

Time: 6:30 PM

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Present: Emerick R. Bakaysa, Joanna L. Bilotta, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson

Chair opened the Public Hearing with reading of the legal advertisement published in the Sentinel & Enterprise 2/8/10 and 2/15/10. The Hearing was to hear and discuss a Special Permit under Section 4.7. and a Development Plan Review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for 198 Summer Street (Map 117, Parcel 34) for new use of storage, distribution and manufacture of plastic products. Owner is Dietrich Industries, Inc., 200 Old Wilson Bridge Road, Columbus, OH 43085. Applicant is United Comb & Novelty Corp., P.O. Box 358, 33 Patriot Circle, Leominster, MA 01453.

Presenting for the Applicant was Patrick Slattery, Patrick Slattery Architects. Mr. Slattery gave a brief history of the site, noting that a Special Permit was issued for Dietrich Industries to occupy the building in 1992 for the manufacture of metal frames, which subsequently lasted about 15 years. Mr. Slattery was involved in all building upgrades as the architect for Dietrich, and therefore, knows the building well. The Planning Board was previously approached by Mr. Slattery and Brian Milisci of Whitman and Bingham for possible building expansion at the rear, which was approved by the Board. Mr. Milisci oversaw work related to the detention pond, drainage sites, etc. The current building simply needs a new tenant. Building consists of an office area, large open warehouse area, potential for possible addition and possible potential for United to having molding machines and on-site manufacturing. Truck slots that Dietrich used will be in-filled. Existing loading dock will remain. Truck scale remains. Current building size is 65,800 square feet. Building has sewer. United plans to currently use the property for enclosed storage and distribution of plastic products, with possible manufacturing at a future date.

Edward Zephir, President, United Solutions, noted when his father started the business in 1919 it was originally United Comb & Novelty Corp.. The business has progressed from combs, novelties, etc., to plastic house wares. The product is manufactured in Leominster, MA, Mississippi, and Arizona. Plastic pellets will be transported to the Lunenburg site by rail car, and then loaded onto trucks for distribution to other United facilities. The finished plastic products will be stored in the building and transported to United's customers. Mr. Zephir would like to add machinery in approximately five (5) years. At the onset, there will be fifteen (15) persons doing forklifts and loading of trucks. There will be regular truck traffic to unload the rail cars. The site comprises 11 acres so there is the possibility for future expansion.

Mr. Saiia inquired as to any hazardous waste. Mr. Zephir responded that the only permit he will need from Lunenburg is for storage of the propane tanks that are used to fuel the forklifts. The plastic is FDA approved. Mr. Slattery noted that all the machines are self-contained with no outflow to the sewer system. Sewer Commission has inquired as to a wastewater plan. Mr. Zephir noted that major use will be individuals using bathrooms. Water system is closed-loop.

Planning Director read Findings into record.

1. *The Lunenburg Planning Board finds that applications for a Development Plan Review and Special Permit were submitted on January 25, 2010, for 198 Summer Street, Map 117, Parcel 34.*
2. *The Lunenburg Planning Board finds that the land at 198 Summer Street is owned by Dietrich Industries, Inc., 200 Old Wilson Bridge Road, Columbus, OH 43085.*
3. *The Lunenburg Planning Board finds that Dietrich Industries has entered into a Purchase and Sales Agreement with United Comb & Novelty Corporation ("United") in which United agreed to purchase the property.*
4. *The Lunenburg Planning Board finds when the transaction closes, title to the property will be in the name of Edward W. Zephir, Jr., Trustee of 198 Summer Street Trust. The Trust will lease the property to United.*
5. *The Lunenburg Planning Board finds that the parcel of land, 198 Summer Street, is zoned Office Park/Industrial.*
6. *The Lunenburg Planning Board finds the Site Plan 4-L-28A was prepared by Whitman & Bingham Associates, LLC, 510 Mechanic Street, Leominster, MA 01453.*
7. *The Lunenburg Planning Board finds that the proposed project is for enclosed storage, distribution and manufacturing of plastic products.*
 - a) *The Lunenburg Planning Board finds the above is a change of use at this site. The occupation of warehouse workers on the site will average fifteen (15) people.*
 - b) *The Lunenburg Planning Board finds the Applicant's long-range plans will include manufacturing at this site in years 3-5 which will add thirty (30) workers per day.*
 - c) *The Lunenburg Planning Board finds there will be office space within the facility. In 3-5 years, an accounting department will occupy part of the second floor with approximately ten (10) people. In year 3 an engineering department of three (3) engineers will occupy part of the first floor office space.*
8. *The Lunenburg Planning Board finds United will presently transport plastic pellets to the property by rail car and store the pellets entirely within rail cars on the spur track.*
9. *The Lunenburg Planning Board finds that the next step will be that the plastic pellets will be loaded onto trucks and transported to the Leominster, MA facility operated by United.*
10. *The Lunenburg Planning Board finds the operation will need to run twenty-four (24) hours a day, seven (7) days a week, 365 days a year.*
11. *The Lunenburg Planning Board finds a ten (10) to fifteen (15) foot section of the truck scale will extend outside of the building.*
12. *The Lunenburg Planning Board finds the application and plan have been reviewed by Steve Marsden, Marsden Engineering & Associates.*
13. *The Lunenburg Planning Board finds the Applicant will submit a Fire Suppression Plan to the Lunenburg Fire Chief for review and approval.*
14. *The Lunenburg Planning Board finds, due to change of use, the Applicant will seek sewer allocation from the Sewer Commission.*

15. *The Lunenburg Planning Board finds that a closed loop water recirculation system will be installed at the time of introduction of manufacturing. The system will not discharge into the sewage system.*
16. *The Lunenburg Planning Board finds a Public Hearing was advertised in the Sentinel & Enterprise February 8, 2010 and February 15, 2010, with a Public Hearing being held February 22, 2010 and abutters notified by the Planning Office.*

No questions from the Board. Director read Reviewing Engineer Steve Marsden's report into record.

"I have reviewed the packet of information provided by United Solutions and Whitman and Bingham.

The intended use will not require any additional parking and or truck maneuvering areas. The proposal will result in a reduction in daily traffic with an expansion to 24 hour use. The area is industrial and adjacent to the train rail yard. Therefore, the truck traffic should pose no increase to the existing commercial use of Summer Street.

In conclusion, the intended use is no more intensive or less than the existing use. The entrance onto Summer Street has accommodated trucks leaving and entering Dietrich Industries in the past with no issues."

Director read Directives into record.

1. *The Applicant shall use the existing building at 198 Summer Street for enclosed storage, distribution and manufacturing of plastic products.*
2. *The Applicant shall comply with Site Plan 4-L-28A prepared by Whitman & Bingham Associates, LLC, 510 Mechanic Street, Leominster, MA 01453.*
3. *The Applicant shall submit a Fire Suppression Plan to the Lunenburg Fire Chief for review and approval. The Approval shall be submitted to the Lunenburg Planning Board before occupancy release is reported to the Building Official.*
4. *The Applicant shall seek allocation for sewage disposal, due to change of use, from the Sewer Commission. The Approval and allocation shall be submitted to the Lunenburg Planning Board before occupancy release is reported to the Building Official.*
5. *The Applicant shall fill out the Weekly Progress Notification Form (attached) on a weekly basis and submit each Monday to the Planning Board. Form may be hand-carried to the Planning Office or faxed to 978-582-4353.*
6. *The Applicant shall request a Modification to this Approval for any additional use other than that specifically provided for in No. 1 above. The Applicant shall submit an appropriate engineered plan and narrative to be reviewed and conditioned, if necessary, to the Lunenburg Planning Board for new use of manufacturing or interior office space.*
7. *The Applicant shall submit an appropriate engineered plan and narrative to be reviewed, approved and conditioned, if necessary, by the Lunenburg Planning Board for any building expansion. The review will include dimensional regulations, drainage calculations, fire protection, traffic, parking and all other building issues by all land use and service departments.*
8. *The Applicant shall adhere to the Lunenburg Planning Board Monitoring and Construction Procedures as attached. Reports will be made to the Lunenburg Planning Office as noted. All reviews and inspections will be determined under Rules and Regulations Governing the Subdivision of Land, Lunenburg Planning Board, Section 2.5. Fee and Costs.*
9. *These Directives are subject to periodic review by the Permit Granting Authority (Planning Board), or Enforcement Officer to ensure compliance with the enumerated conditions. Non-compliance to these conditions may result in revocation of this Approval.*

10. *This Development Plan Review and Special Permit may be reopened for further review and permitting as noted in the Applicant's long range plan to accommodate increase in uses listed above, future expansion of the structures, and necessary parking adjustments.*

No questions from the Planning Board.

No comments, questions, proponents or opponents from the audience.

Hearing closed at 6:49 PM.

Audio recording on file in Planning Office.

Minutes/public hearings 2010/united solutions_SummerSt_2-22-10